

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
FEBRUARY 9, 2004**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Wolfgram at 7:35 p.m.

Commission Members Present: Peter Grande
Patrick Hennelly
David M. Stieper
Michael Schmechtig
Kenneth Bosworth
James O'Donnell
Thomas McGrath
Daniel Wolfgram, Chairman

Absent: Lou Anne Majewski

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Commissioner Wolfgram made the motion, seconded by Commissioner McGrath, to approve the January 12th Minutes. Motion carried unanimously by voice vote.

Julie Martens introduced Emily McGrath as the 2004 President of the Riding Club of Barrington Hills.

BARRINGTON RIDGE SUBDIVISION – PRELIMINARY PLAT: David H. Galowich, land developer with Madison Realty Group Inc., reported on the preliminary plat and changes made to it for this 24-lot subdivision proposal. The parcel consists of 142 acres located at the northeast intersection of Lake Cook and Ridge Roads. The common open spaces features were omitted and the plan now shows a loop roadway as opposed to a cul-de-sac. He gave a brief description of a zoning lot and the lot boundaries by which all lots conform to the Zoning Ordinance. Four detention basins are being created on the site. One of the basins will be created to retain water. In regards to the landscaping, Mr. Galowich stated that he, Commissioner Schmechtig and Robert Kosin have met on that matter. Among the revisions to the plan, seven of the oak trees and a few of the cherry trees will be preserved in the area of the northern most basin.

Village Engineer Mike Lukich made additional comments in favor of the plan and that the landscaping plan has been revised to accommodate the Village preference. The Village prefers that a certain number of trees and shrubs be grouped in natural clusters for landscaping purposes and to utilize native species.

Commissioner Schmechtig was satisfied with the landscaping plans.

Commissioner Hennelly questioned about the retention basin as shown on the plat. Mr. Galowich provided an explanation of the functions of dry basins. The basins will be lined with wild flowers and prairie grass which will aid in evaporation of the moisture. The basins will be maintained by the homeowners association. The lot on the north will be the only dry basin in this plat. Commissioner Bosworth requested an explanation about the storm water area on the north basin, its direction and the grading necessary for construction. Mr. Galowich explained that there is a natural ravine wherein the basin would be located.

Mike Lukich reported that trees 144 and 167 are healthy and asked that they be saved by modifying the basin. Lake County Planning Commission will review the drainage plan upon adoption of the preliminary plat. Additionally, four lots contain stormwater easements, Lots 1, 2, 8 and 23. These are to be re-evaluated. Commissioner Wolfgram asked if there be any debate on the changes. No debate made.

Gerald Callaghan, Special Counsel, asked that the drainage easements be examined before the final plat. Commissioner Wolfgram asked about the two stages of the plat and Mr. Galowich stated that the plan is for two units but will probably be built as one. Unit one can exist on its own. Mr. Galowich plans to present the final plat at the next meeting of the Commission.

Mr. Callaghan discussed that the access easement on Lots 14 and 15 serves property not within the subdivision and that in the Covenants Lots 14 and 15 will be prohibited from using the easement. Mr. Galowich explained that these easements are driveways.

Commissioner Hennelly had a question about what paragraph 2b(6) referred to in February 5, 2004 correspondence from Mike Lukich to Michael Wagner. Robert Kosin clarified that in paragraph 2b(6) any such revision to the drainage easements need to be approved by the Village.

Commissioner Bosworth had questions on the length of the interior roadway. Mr. Kosin stated it was 2,000 feet, but the standard was not applicable in this roadway design. Commissioner Hennelly asked whether Ridge Road or Lake-Cook Road was going to be used during construction. Mr. Galloway responded that he did not know due to issues with existing site limitations and IDOT>

Motion: Commissioner Bosworth made the motion, seconded by Commissioner Stieper, to approve the Barrington Ridge Subdivision preliminary plat subject to the comments of staff and compliance with Lake County Stormwater Management Commission, and best effort to design the detention basins on Lots 17 and 18 so as to preserve trees 144 and 167. All present voted aye.

ARMSTRONG – BRINKER ROAD: Steve Albert presented the proposed division of a 10 acre lot on Brinker Road. The owner plans to divide the property in order to sell one of the lots. A driveway has been built and there is proposed a 33-foot easement to serve both lots.

Any construction for stormwater management will be minimal. Commissioner Schmechtig asked if the septic would go in the front. Mr. Albert explained that the septic would be pumped up to the side of the hill or a field would be located that would not be disturbed. He further explained that the parcel is hard to work and it would be no problem to find a place for the septic. He explained that hillsides are porous and the drainage rate is not too fast at any one location. The plan for septic will be presented at the March meeting of the Plan Commission.

Commissioner Stieper questioned about the connecting driveway. Mr. Albert explained that some provisions on maintenance were going to be made. Commissioner Stieper additionally asked if on the back of Lot 2 an easement would be developed. Mr. Albert replied that on adjoining properties to the west and north, there is no provision allowing future access to Brinker Road. The easement access for Lot 2 would end on Lot 1. Mr. Callaghan and Mr. Kosin stated that this would be treated as a minor subdivision because of creation of two lots and easement of access. The plan is in compliance with zoning ordinances and the house will be 50 feet from the new lot line.

Commissioner Wolfgram asked if there were any further questions and there were none.

TRUSTEE'S REPORT: Trustee Sapp reported on the January 26th Village meeting. She stated that two people were appointed to the Land Use Committee.

It was reported in the local paper that Camp Algonquin is proposed to be sold. No specific use or buyer has been identified.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:20 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary